

**LIBRARY PHOTO**



**BALMORAL HOUSE, LONDON ROAD**

**TUNBRIDGE WELLS - £225,000**



**WOOD & PILCHER**

*Sales, Lettings, Land & New Homes*

Flat 8 Balmoral House  
51-53 London Road, Tunbridge Wells, TN1 1DT

Hallway - Open Plan Living Area/Kitchen - Cloakroom -  
Bedroom - En-Suite Bathroom - Communal Gardens -  
Permit Parking

Being offered with no chain this well-appointed ground floor apartment is located within a substantial attractive period building facing Tunbridge Wells common. It has an open plan living area with large bay window with colonial shutters, entrance hallway, separate cloakroom, double bedroom with en suite bathroom. To the rear are communal gardens to enjoy.

Entrance via ramp to communal entrance hall. Private entrance door to:

**HALLWAY:**

Built in store cupboard housing hot water tank and shelving above, laminate flooring, intercom.

**LIVING AREA:**

An open plan living area, double glazed bay window to front with shutters, electric radiator, laminate flooring. The kitchen area comprises of wall and base units with a complementary worktop. Built in double oven, electric hob and extractor hood above. Inset sink and drainer with mixer tap. Part tiling to walls. Built in slimline dishwasher, fridge/freezer and washer/dryer, downlights.

**CLOAKROOM:**

Low level wc, pedestal wash hand basin, extractor fan, tiled flooring.

**BEDROOM:**

A double bedroom with double glazed sash window to rear, electric wall heater, carpet.

**EN SUITE BATHROOM:**

A white suite comprising pedestal wash hand basin, low level wc, bath with 'Aqualisa' shower over and shower screen, tiled flooring, part tiling to walls. Double glazed sash window to side, heated towel rail, extractor fan, downlights.



**OUTSIDE REAR:**

There are well presented communal gardens to the rear for the residents use.

**PERMIT PARKING:**

All interested parties are requested to liaise directly with Tunbridge Wells Borough Council to confirm the current availability of parking permits for the area.

**SITUATION:**

The property enjoys a most central and convenient location off of London Road, Tunbridge Wells. It is close to both the old High Street and the Pantiles area but equally near to the main town centre and the various parks and the Common that make Tunbridge Wells the town it is. The town centre offers a comprehensive range of shopping facilities at the Royal Victoria Place shopping mall and Calverley Road precinct. It has two main line railway stations offering fast and frequent services to both London termini and the south coast and the property is within a very short walk of the main Tunbridge Wells railway station. The area is well served with schools at independent, primary, secondary and grammar levels

**TENURE:**

Leasehold

Lease - 125 years from 1 January 2007

Service Charge - currently £2109.22 per year

Ground Rent - currently £150.00 per year (Parties should be aware Ground Rent Review in 2032).

We advise all interested purchasers to contact their legal advisor and seek confirmation of these figures prior to an exchange of contracts.



COUNCIL TAX BAND:

B

VIEWING:

By appointment with Wood & Pilcher 01892 511211

ADDITIONAL INFORMATION:

Broadband Coverage search Ofcom checker

Mobile Phone Coverage search Ofcom checker

Flood Risk - Check flooding history of a property England

- [www.gov.uk](http://www.gov.uk)

Services - Mains Water, Electricity & Drainage

Heating - Electric

Building Safety - BSA Relevant Building

Accessibility/Adaptations - Ramp into Building

AGENTS NOTE:

Please note that the photographs used are library images and may not reflect the current condition or furnishings of the property. Prospective purchasers are advised to arrange a viewing to satisfy themselves as to the property's present appearance and condition.

Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been contained. Floorplan. All measurements, walls, doors, windows, fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent.



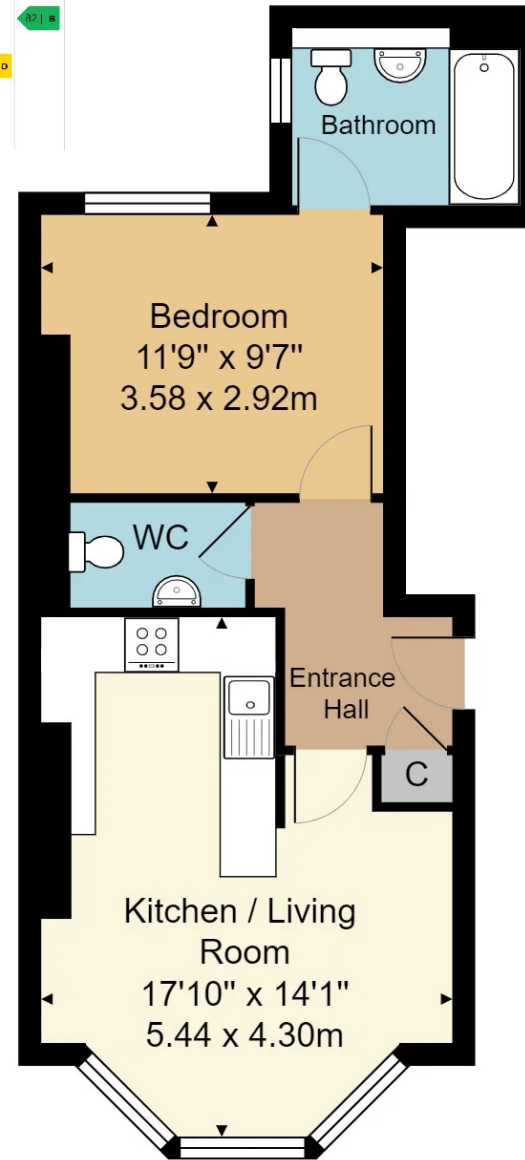
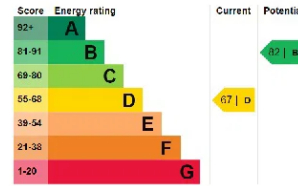
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Approx. Gross Internal Area 441 ft<sup>2</sup> ... 41.0 m<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.